



Community Development
Development Services Division
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July 13, 1999

MSS, Inc.
531 SW 4th
Corvallis, Or 97333

RE: PLAN REVIEW #EXC99-00017 -- Rivergreen 3rd Addition

A plan review for the above-mentioned project has been conducted. The following additional information, revisions and clarifications need to be submitted to this office for review and approval, prior to issuance of the building permit.

SITE ENGINEERING:

- 1) Prior to further review of the plans, the applicant needs to provide invert elevations at all culverts as well as profiles for all ditches. This requirement stems from site observations, made during this past winter, where significant ponding was noted at the end of Summerfield Drive. The ponding appeared to be the result of insufficient fall between the ditch along the west side of Summerfield Drive and the culvert under Centerpointe Drive.
2. The applicant needs to provide written verification of DSL and the apartment property owners' approval of the proposed drainage plan. The written verification needs to include a narrative and graphic description of the proposed drainage system. Additionally, a temporary easement for conveyance of public storm waters needs to be provided over and along the length of the private bio-swale located on the apartment property owners' site. The temporary easement will need to remain in effect until the permanent drainage system is installed in Rivergreen Ave.
3. It is recommended that the private drainage ditch, proposed to be located in the area of the future private bio-swale on the apartment property owners' site, be constructed such that it meets the criteria for the bio-swale proposed to serve the apartment site. Coordinating the ultimate design for the bio-swale with the apartment property owners at this point may prevent impacts and/or disruption to the drainage course and/or apartment site in the future.

4. Provide quantities of cuts and fills in cubic yards.

TO ENSURE A TIMELY REVIEW, PLEASE PROVIDE A WRITTEN, ITEM BY ITEM RESPONSE, TO ALL THE ISSUES ADDRESSED IN THIS PLAN REVIEW LETTER.

If I can be of any assistance or answer any questions, please call me at 757-6929.

Respectfully submitted,



F. Gale Farley
Site Engineering Review Specialist

C: , Owner
Mike Gallagher, Planning
Tania Ross, Development Review